

Jan-19-01 03:13P Atlanta Council

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EXHIBIT B**00-O-1443**City Council
Atlanta, GeorgiaSUBSTITUTE ORDINANCE
BY: ZONING COMMITTEEZ-00-71
10-12-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 810 Marcus Street, S.E., be changed from the I-1 (Light Industrial) District, to the C-1-C (Community Business-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 20 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy.


Municipal Clerk, CMCADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

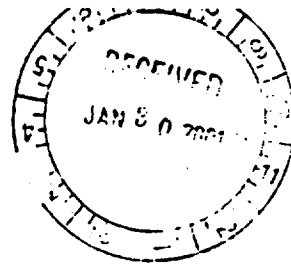
JAN 02, 2001

JAN 10, 2001

Conditions for Z-00-71

Site plan entitled "Reynoldstown Village, A Reynoldstown Revitalization Corporation Project" prepared by Rice/Myers Architects, dated 11 October 2000 and marked received by the Bureau of Planning October 12, 2000. Said plan consisting of two (2) sheets individually identified as "Site Plan" and "Marcus Street Elevations".

**PROPOSED 810 MARCUS STREET
HOUSING ENTERPRISE ZONE
LEGAL DESCRIPTION**



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE CITY OF ATLANTA, LAND LOT 20 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF PEARL STREET (50 FOOT RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF MARCUS STREET (40 FOOT RIGHT-OF-WAY), ALONG SAID NORTHERLY RIGHT-OF-WAY OF MARCUS STREET (40 FOOT RIGHT-OF-WAY) RUN SOUTH 87 DEGREES 38 MINUTES 08 SECONDS EAST A DISTANCE OF 140.04 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF AN 8 FOOT ALLEY AND THE POINT OF BEGINNING

- 148.04'

THE POINT OF BEGINNING THUS ESTABLISHED, LEAVING SAID NORTHERLY RIGHT-OF-WAY OF MARCUS STREET (40 FOOT RIGHT-OF-WAY), RUN ALONG SAID EASTERLY SIDE OF 8 FOOT ALLEY NORTH 00 DEGREES 55 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 275.02 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF FIELD STREET (50 FOOT RIGHT-OF-WAY);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF FIELD STREET (50 FOOT RIGHT-OF-WAY) RUN SOUTH 87 DEGREES 38 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 593.34 FEET TO AN IRON PIN ON THE WESTERLY SIDE OF AN 8 FOOT ALLEY;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF FIELD STREET (50 FOOT RIGHT-OF-WAY) RUN ALONG SAID WESTERLY SIDE OF 8 FOOT ALLEY SOUTH 01 DEGREES 33 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 274.75 FEET TO AN IRON PIN ON SAID NORTHERLY RIGHT-OF-WAY OF MARCUS STREET (40 FOOT RIGHT-OF-WAY);

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF MARCUS STREET (40 FOOT RIGHT-OF-WAY) RUN NORTH 87 DEGREES 38 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 590.29 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 3.7338 ACRES OR 162,844 SQUARE FEET.

**Large
document
attached**